

FREEHOLD



House - Detached

2 SHEPHERD WAY, TAVERHAM, NR8 6UD

Price Guide

£475,000

FEATURES

- Four Bedroom Detached Family Home
- Beautifully Presented Throughout
- Converted Double Garage - Ideal if Work From Home or for Older Relative
- Ample Off Road Parking
- Quiet Cul De Sac Location
- Four Reception Rooms Including Garden Room
- Kitchen/Breakfast Room, Utility Room, En-Suite, Family Bathroom and W.C
- Corner Plot with Stunning Gardens
- Three Generous Storage Sheds
- Sought After Area



4 Bedroom House - Detached located in Taverham

Deceptively spacious four double bedroom detached family home set in an enviably quiet spot on the estate near woodlands and nice walks. The home has a lot of accommodation to offer which in turn would suit a number of buyers and the current owners have put a lot of effort into creating the finish and making the home work for them.

Deceptively spacious four double bedroom detached family home set in an enviably quiet spot on the estate near woodlands and nice walks. The home has a lot of accommodation to offer which in turn would suit a number of buyers and the current owners have put a lot of effort into creating the finish and making the home work for them. The property sits on a very generous corner plot and the property has had the integral double garage converted to make way for extra living space, this would make a ideal space for someone working from home and would work equally well for an older relative that would like more independent living. The accommodation on the ground floor comprises entrance hall, sitting room, office, W.C,

kitchen/breakfast room, dining room, utility room and large conservatory as well as a converted double garage with it`s own access. The first floor has four generous bedrooms with an en-suite to the master as well as a separate family bathroom. Externally the rear gardens are well stocked with a variety of plants, flowers and shrubs. There is a large raised decking area as well as three generous storage sheds, with power and light. The gardens wrap around to the side of the property and are slightly elevated giving a good degree of privacy. There is a driveway to the front providing ample off road parking as well as a lawned area with pathway leading to the front door.

Set in the village of Taverham which boasts a wealth of amenities and facilities including convenience stores, health facilities, schooling, regular public transport links, pubs, restaurants and take aways to name a few. The village of Taverham is easily accessible from the Northern Bypass and there are great country walks near by.



NORWICH SALES | 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD



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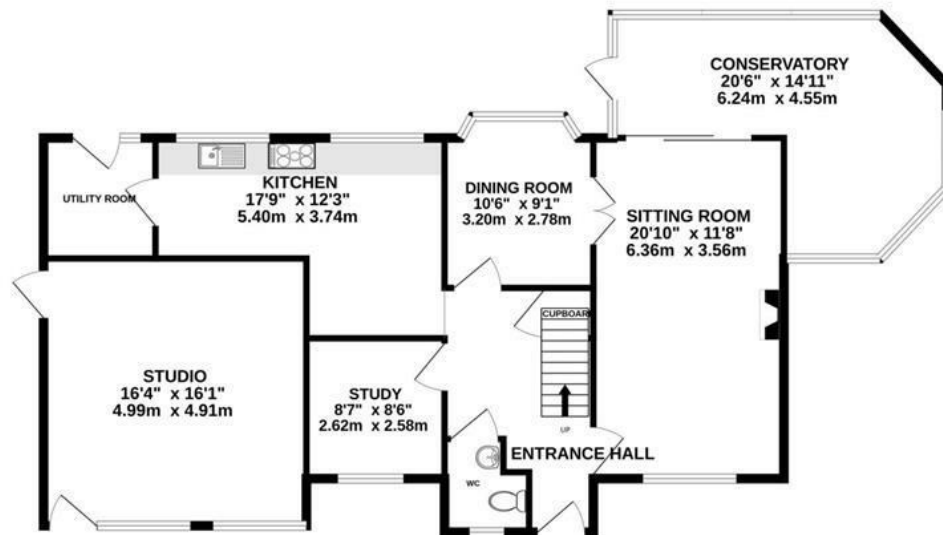


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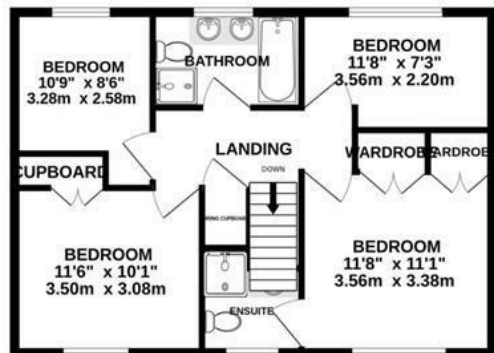
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

